

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

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1

MINUTES SPECIAL TOWN BOARD MEETING: OCTOBER 4, 2007

The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law. The meeting was called to order at 7:00 P.M.

- 1. Roll Call:** Peggy Nimz, Todd Wiese, John Vojta, Fred Radtke, Lee Christensen, Tom Martens Town Clerk, Marion Janssen Town Treasurer, and 7 other people.
- 2. Approval of Agenda:** Motion Wiese seconded Christensen that the agenda be approved as posted. Approved.
- 3. Items for Consideration: (Approve, Disapprove, Table)**

3.1: Projected Items for Three-year Loan: Mr. Christensen stated that he thought that the town board should not approve the three-year loan plan at this time. He stated that the town should get more and information and figures. He also thought that the town board should only borrow the money that is necessary to pay for the roadwork that was done this summer.

Ms. Nimz stated that the roadwork for 2008 & 2009 would go out for bids. Also, Vilas County and Pitlik & Wick may pay for part of Birchwood Drive from Hwy. 155 to the gravel pit. The roads to be done are Birchwood Drive, Lost Lake Drive North, Lost Lake Drive West, Sunrise Lane, Jackson Lane, and Half-Mile Road. The cost in 2008 would be \$759,000 and in 2009 it would be \$641,000. Those prices would include \$200,000 for crack sealing.

The town board has already approved a bid from Omega for \$98,610 for the heating system in the Community Center. The loan would also include money for fixing the slab outside the main entrance, the hot water heater, and moving the pump from the Red Brick Schoolhouse. The total amount borrowed would be \$105,000.

A total of \$25,000 would be borrowed for repairing the concrete slab and varnishing the wood in the pavilion. It would also include money for decorative blacktop around the pavilion. \$2,500 would be included for painting the old pavilion and demolishing the fire pits.

There would be \$70,000 allowed for a new children's park. The group asked for \$93,000, but they will have to get the difference from donations and/or grants.

The fire department is asking for \$650,000 for a new truck. There would also be \$25,000 spent on a new air handler. The old one has not worked correctly since the fire department was built. The public works committee is asking for \$12,000 for a trailer, \$80,000 for a new patrol truck, \$100,000 for a new loader, and \$50,000 for a new cat. It was also noted that it would cost about \$13,000 to repair the cat, or we would receive about \$3,500 in trade for a new one. In 2009 there will be new emission standards for the patrol truck that would raise the price by \$10,000 to \$15,000. Mr. Vojta asked how many hours were on the loader. Mr. Wiese stated that it needed to be repaired again. Mr. Vojta also noted that any work that needed to be done with a cat could be hired out for between \$100 and \$130 per hour. Mr. Radtke asked if a cat could be leased.

There is \$35,000 allowed for an irrigation system, pump house, and power source at the town park. \$100,000 would be spent on a salt dome. It would have 6' high concrete walls with a fabric dome supported by metal supports. Ms. Nimz noted that the dome will be mandated in two years.

The cost to possibly replace a well at the old dumpsite is \$20,000. Tim McCormick from Northern Environmental is working on a possible solution. \$25,000 is going to be allowed for new picnic tables, bleachers, fence for the skateboard park, and fence for Vandervort Park. \$6,000 will be spent on a new Northland Building behind the Chamber building and \$10,000 will be spent on new Christmas decorations. The total cost with \$150,000 allowed for maintenance on the Red Brick Schoolhouse is \$3,465,500 plus costs.

3.2 Funding of HVAC System: Ms. Janssen had arranged for a \$100,000 loan from First National Bank for the down payment on the HVAC System and for normal town bills until the new \$3,600,000 loan is received. The town has used most of its funds to pay for this summers

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2

roadwork. Those funds will be paid back from the new loan. Mr. Vojta was concerned that the loan materials had not been handed out prior to the meeting. He would have liked to have had time to read through the papers.

3.3 Resolution for Short Term Borrowing: Motion Christensen seconded Nimz that the borrowing resolution from First National Bank for \$100,000 be approved as presented. Motion carried by a voice vote. Mr. Vojta abstained.

3.4 Town Board's Decision on Restoring or Demolishing the Red Brick Schoolhouse: Mr. Radtke handed out a list of proposals from four local contractors for remodeling all or part of the Red Brick Schoolhouse. The quotes ranged from the \$379,852 to \$900,000. Mr. Radtke also handed out a list of proposals for demolishing all or part of the building ranging from \$71,600 to \$150,000. Mr. Radtke also stated that the members of the Town Hall Feasibility Committee thought that the quotes to remodel the building were very high. Mr. Radtke had talked to some local individual contractors who would do the painting and remodeling for much less. The cost of replacing the windows and door in the 1941 portion of the building, painting, and installing the elevator would be \$39,080 before any donations, volunteer work or grants. The cost of the work needed in the 1965 portion of the building would be \$111,700 before any donations, volunteer work, or grants. The total cost would be about \$150,000. This would include a new hip roof on the 1965 portion of the building. This would not include any work in either lower level.

Mr. Radtke also stated that he and Mr. Martens had met with Dan Shanahan who is the area's inspector from the Wisconsin Department of Commerce Division of Buildings and Safety. He would be the person who would periodically have to inspect any work once there is a State approved plan. Mr. Shanahan stated that no matter how many people used the building, there did not need to be a full-fledged elevator. The screw-type chairlift that has been donated will meet the ADA requirements. Mr. Shanahan also stated that as long as the building has the two present bathrooms, there would only have to be one ADA bathroom. It could be unisex. Mr. Shanahan also stated that he thought the building was a very sound building. It is also permissible to use conduit to install new electrical outlets.

Ms. Nimz was concerned that there would be additional costs once the project was begun. Mr. Wiese stated that the only complete quote seemed to be from Rynders for \$900,000. Mr. Martens asked Mr. Wiese what he thought had to be done in each of the rooms. Other than painting, possible updated lighting, and carpet or some other type of flooring, there isn't anything that needs to be done. The heating system in the 1941 portion of the building was replaced about five years ago. Contractors who have looked at the heating in the 1965 part of the building have stated that it appears to be in working order. Mr. Vojta asked about the use of the building. He stated that the town seems to have survived without using the building since last November. Mr. Wiese agreed. Mr. Martens reminded the board that the members who were on the board last year had approved a referendum for a \$1,000,000 addition to the Community Center for town offices and meeting rooms. Apparently they felt that there was a need for the space.

Motion Radtke seconded Christensen that the town board's decision concerning the Red Brick Schoolhouse be tabled until the November 12, 2007 town board meeting. Approved.

4. Citizens Concerns:

4.1 Carol Radtke: Ms. Radtke stated that she didn't really care one way or the other about the Red Brick Schoolhouse. She did, however, state that the Community Center should be what the name indicates. It should be for the community. The town hall should be separate.

4.2 Bernie LaPorte: Mr. LaPorte stated that he had talked to the town clerk from Arbor Vitae. He had spent about \$283,000 remodeling the old roller skating rink into their offices and meeting rooms.

4.3 Ellen Allen: Ms. Allen stated that most of the town's investments in the past five or six years had been for seasonal things. If the Red Brick Schoolhouse were remodeled, it would be available for use all year long.

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5. **Closed Session – Employee Contracts:** Motion Radtke seconded Christensen that the meeting be adjourned into closed session at 9:40 P.M. Approved.

Motion Christensen seconded Wiese that the meeting be reconvened into open session at 10:40 P.M. Approved.

6. **Board Concerns:**

6.1 John Vojta: Mr. Vojta asked that there be guidelines for receiving information prior to the town board meetings. It was agreed that information should be received at least 24 hours prior to a meeting.

6.2 Fred Radtke: Mr. Radtke asked why the town did not use volume based accounting at the transfer station. The town could receive several thousand dollars more for recycling if we did. Mr. Martens stated that he had brought it up before the board before and the board had decided not to do it..

7. **Set Meeting Date:** The next regular town board meeting will be on Monday, October 8, 2007 at 5:00 P.M. in meeting room #4 of the Community Center.

6. **Adjournment:** Motion Wiese seconded Christensen that the meeting be adjourned. Approved. Meeting adjourned 10:50 P.M.

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor